

**City of Greensboro Planning Department
Zoning Staff Report
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: West side of Old Randleman Road between Interstate 85 (Greensboro Urban Loop) and Blazingwood Drive

Applicant: Barry Siegal and Willard Tucker
Owner: Barry Siegal and Willard Tucker

From: County RS-30
To: City RS-7

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	19
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	3.875
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	SCOD 1
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential / Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	City RS-7
<i>South</i>	Interstate I-85	Co. AG
<i>East</i>	Kallamdale Road / Vacant right-of-way	Co. AG
<i>West</i>	Single Family Residential	City RS-7

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN RS-30 (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS	
RS-30:	Primarily intended to accommodate low density single family detached dwellings on large lots in areas without access to public water and sewer services. The overall gross density will typically be 1.3 units per acre or less.
RS-7:	Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Old Randleman Road – Local Street, Randleman Road – Major Thoroughfare.
Site Access	Public street access off of Old Randleman Road. All access points must meet City of Greensboro standards.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: This property is located in a Scenic Corridor Overlay District (SCOD-1), which requires a 50 average undisturbed buffer for the portion of the property adjacent to the Greensboro Urban Loop.

Other Plans: N/A

STAFF COMMENTS

Planning: The original zoning of RS-7 for the 31-acre Fieldstone Subdivision (north of the subject property) was approved by City Council with an effective date of May 31, 1998. A 20.5 acre tract west of Blazingwood Drive was originally zoned to RS-7 by City Council with an effective date of April 30, 2003. Thus, RS-7 has been established as the zoning pattern for this immediate area west of Randleman Road and north I-85.

There is an existing 12-inch water line in Randleman Road and a short extension will be required for service. There is an existing 8-inch sewer line in Blazingwood Drive north of this tract. Extension of water and sewer service to the property is the developer's responsibility.

This property is within the Tier One Growth Area on the Growth Strategy Map of Connections 2025.

This request is consistent with the Mixed Use Residential land use classification as designated on the Generalized Future Land Use Map of Connections 2025. A portion of the tract is also in the Mixed Use Commercial land use classification and it is also consistent with that designation since residential uses are complementary to a mix of uses.

Furthermore, this proposal is consistent with Comprehensive Plan policies of promoting compact development, promoting mixed-income neighborhoods, and promoting the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.